

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 26th May, 1978

No. 559-2TCP-78/ —In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Un-regulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan alongwith the restriction and conditions proposed to be made applicable to the Controlled Area covered by it (given in Annexure 'A' and 'B' of the Development Plan) at Jind. The relevant Plans of—

- (i) Existing Land use Plan Drawing No. DTP (H) 434/68, and
- (ii) The Development Plan Drawing No. DTP (J) 236/76 are appended hereto.

## ANNEXURE 'A'

Explanatory note on the Final Development Plan for the Controlled Area at Jind.

## INTRODUCTION.

Jind, once a part of the princely State remained neglected for many years, even after independence when it first became part of PEPSU and was then made Tehsil Headquarter. With the formation of the State of Haryana, Jind became the District Headquarter. The help the economic development of this backward district, decision to locate industries like a milk plant and tannery was taken. With these decisions Jind is expected to change its economic character from Rural to Urban. This naturally calls for planned and regulated development of this town and area around it.

The population of Jind town according to 1971 census was 38,161 whereas in 1961 it has a population of 24,216. The present estimate of population places the figure at approximately 48,000.

In order to channelise the growth of the town and to cater to the residential, commercial and subsidiary requirements of the anticipated population of 80,000 by 1991 in a co-ordinated manner, the area around the municipal limits of Jind was declared as Controlled Area,—vide Government notification No. 100-VII-DP-68/73, dated the 5th January, 1968 published in the *Haryana Government Gazette*, dated 23rd January, 1968. Subsequently, the draft development plan was published,—vide *Haryana Government Gazette*, No. 9247-VDP-71/3777, dated 3rd September, 1971, appearing in *Haryana Government Gazette*, dated 21st September, 1971 and,—vide Government notification No. 2622-2TCP-73/19799, dated 30th June, 1973, appearing in *Haryana Government Gazette*, dated the October 2, 1973.

Jind town is centrally located in the State of Haryana and is well connected by a network of roads and railways with most of the important cities in Haryana. It is situated on the Patiala-Narwana, Rohtak State Highway and is 121 Kms. from Delhi by road. Toward South, its well connected with Hansi and Hissar. It is a railway junction on Delhi-Ferozepur mainline and Jind-Panipat Line. The town is viable for development due to the following factors :—

- (i) Its upgradation as district headquarter with the formation of Haryana State.
- (ii) Establishment of Milk Plant and Tannery Project.

## Existing Physical Features

Rohtak-Narwana-Patiala State Highway passes through the town and the shape of the town has emerged into linear form. The existence of Delhi-Ferozepur railway line has warranted growth towards North. The existing old town is situated on the elevated tract and rest of the development is almost on the plain land.

The Hansi Canal bisects the town into two parts thus creating two dominant Urban Nuclei, consisting of the old town and second nucleus of development around Patiala Chowk, near main Railway Junction.

## Growth Pattern

With the decision to locate Civil Station and Urban Estate on Jind-Gohana Road, the development is taking place along this road. At present the town does not have any industries worth name except for some light and service industries on Hansi and Bhiwani roads. A milk plant has already been established on the South of Ferozepur Railway Line along the Hansi road. The commercial activities are concentrated along the main roads in the heart of the existing town.

### Proposals

As stated above the development plan has been prepared for population of 80,000 by 1991 with the presumption that besides the natural growth, the establishment of Civil Station Urban Estate and the incentive for industrial activities will enhance the present population to the said projected population.

The extent of the major land use are as follows :—

1. Residential	850 Acres
2. Commercial (City and District Centre)	76 "
3. Civil Station including Police Line and Jail	237 "
4. Industrial (Light-cum-Medium Industries)	460 "
5. Wholesale Marketing and Warehousing	110 "
6. Education	40 "
7. Recreational (town park and green belt)	200 "
8. Major Roads and communication net work	290 "
9. Railway Land.	100 "

1. *Residential Use*.—The Development plan has proposed an area of 850 acres for residential use including ancillary and allied facilities like Community Centre, Schools and Shopping, etc. The density will vary from 60 to 100 persons per acre. Most of the residential use has been restricted to North of the two railway lines i.e. Delhi-Ferozepur and Jind-Panipat Railway Line. The whole of this area has been divided into eleven residential sectors.

2. *Commercial Use (City and District Centre)*.—An area of about 75 acres have been reserved for city centre and district centre. The city centre has been proposed between Northern ring road and existing old town, whereas the District Centre has been proposed along Gohana road in the vicinity of Civil Station complex.

3. *Civil Station Zone*.—An area of 237 acres has been earmarked on the Eastern side of the town between Jind-Panipat Railway Line and Gohana road in order to house the Administration and other allied public function of District headquarters. In this area the Police lines and Central Jail are also included. Civil Hospital and Police lines have some up in about 25 acres and 35 acres, respectively. P. W. D. rest house and some Government quarters have also been constructed. Also the proposal to construct minisecretariat is at an advanced stage.

4. *Industrial Use*.—The area designated for industrial use covers about 460 acres with proposed average density of 25 workers per acre. The light and medium industries have been proposed to be located on the South-West of Delhi-Ferozepur line, keeping in view the wind direction and the potentiality of development.

5. *Whole sale Marketing and Ware Housing*.—Alongwith the Industrial Zone, the warehousing and wholesale marketing zone covering an area of about 110 acres has been proposed.

6. *Educational Use*.—An area of about 40 acres has been earmarked for educational purposes in the close proximity of the proposed city centre.

7. *Recreational Use*.—The major recreational area (town park) has been located along the Hansi Branch, in between the Northern ring road and existing town in the vicinity of proposed city centre.

8. *Major road system*.—The major road system is a compromise between the Grid Iron Pattern and spider web pattern and it provides the following type of roads with their land-reservations as below :—

VI Outer ring road	60 Metres
VIA	Existing width
V2	45 Metres
V3 Peripheral roads around the sectors.	30 Metres

(Access from these roads will only be allowed at specified and controlled points).

In order to properly connect the areas on the Southern and South-Eastern side of the railway line, with that of the Northern side, overbridges on some of the important roads will need to be provided.

9. *Rural Zone*.—A sizeable area has been reserved as a rural zone. This zone will, however not eliminate the essential building development within this area, such as the extension of existing villages contiguous to Abadideh, if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this as a rural area.

10. *Zoning Regulations*.—The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part and parcel of this development plan. These regulations will cover the change of land use and standards of development. They also elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

## ANNEXURE 'B'

### ZONING REGULATION

Uses and Development of Land in the Controlled Area Jind as shown in the drawing No. D.T.P.(J)/236/76.

#### 1. GENERAL

(1) These regulations forming part of the development for the controlled area around Jind, shall be called zoning regulations of the Development Plan for the Controlled area.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the rules framed thereunder.

#### 2. DEFINITIONS

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' means rules contained in Part VII of the rules.
- (c) 'Drawing' means drawing No. DTP(J)/236/76.
- (d) 'Floor area ratio (F.A.R.)' means the ratio expressed in percentage, between the total floor area of the building on all floors and the total area of the site.
- (e) 'Group housing' means housing in blocks without division in streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or abnoxious noise, smoke, gas fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing aerated waters, atta chakkies with power, laundry, drycleaning and dyeing, repair, and service of automobile, scooters and cycles, repair of household utensils, shoemaking and repairing, fuel depots, etc.
- (h) 'Material Date' means 5th Jan., 1968 on which date the land within the controlled area notified, —*vide Haryana Government Gazette* notification No. 100- VIIDP-68/73 date the 5th Jan., 1968 appearing in *Haryana Government Gazette* of Jan., 23, 1968.
- (i) 'Medium Industry' means all industries other than light industries and local service industry and not emitting obnoxious or injurious fumes and odours.
- (j) 'Non-conforming Use' in respect of any land or building in controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.

- (k) 'Public Utility Buildings' means any building required for running of Public Utility service such as water supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (m) 'Sector Density' and 'Colony Density' shall mean the number of persons per acre in sector or colony area as the case may be.

*Explanation.*—(i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony, excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purpose of calculation of sector density/colony density it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, one family unit shall be assumed.
- (n) 'Site coverage' means the ratio expressed in percentage between the area covered by ground floor of a building and the area of the site.
- (o) The terms 'Act', 'Colony', 'Coloniser', 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
- (p) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

3. *Major Land Use/Zones.*—For purpose of these regulations the various parts of the controlled area, indicated on the drawing, shall be reserved for the following major land uses and to be designation as such :—

- (i) Residential Zone.
- (ii) Commercial (City and District Centre).
- (iii) Civil Station Zone.
- (iv) Industrial Zone (Light-cum-medium industry).
- (v) Educational.
- (vi) Recreational (Town Park and Green Belt).
- (vii) Wholesale marketing and ware-housing.
- (viii) Major roads and communications net work.
- (ix) Rural Zone.

4. *Division into Sectors.*—Major land uses mentioned at Serial No. (i) to (vii) in regulation 3 above which are land uses for building purposes, have been divided into sectors as shown on the drawing. Main, ancillary and allied uses which subject to the other requirements or these regulations and of the rules may be permitted in the respective major land use/zone as listed in Appendix 'A' subjoined to these regulations.

5. *Sector not ripe for development.*—Notwithstanding the reservation of various sectors for respective land uses for building purpose the Director may not permit any change in their land use or allow construction of buildings thereon from considerations of compact and economical development of the Controlled Area till such time as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

6. *Sector to be developed exclusively through Government enterprise.*—(i) Change of land use and development in sectors meant for civil station and city and district centres shall be taken exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf, and no permission shall be given for development of any colony within these sectors.

(ii) Notwithstanding the provision of clause (i) above, the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

7. *Land Reservation for Major Roads.*—Land reservation for major roads shall be as under:—

- |                                                |    |                |
|------------------------------------------------|----|----------------|
| (i) Major roads indicated as V-1               | .. | 60 Metres.     |
| (ii) Major roads marked as V-1A on drawing     | .. | Existing width |
| (iii) Major roads marked as V-2 on the drawing | .. | 45 Metres.     |
| (iv) Peripheral roads around the sectors, V-3  | .. | 30 Metres.     |

Width and alignment of other roads shall be as per sector plans or as per approved layout plan of colonies.

### BUILDING RESTRICTION

8. *The development to conform to Sector Plan and Zoning Plan.*—Except as provided in regulation 9, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated,

9. *Industrial non-conforming use.*—With regard to the existing industries shown in Zones other than Industrial Zones in the development plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years provided that the owner of the industry concerned :—

- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf, and
- during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.
- No further expansion shall be allowed within the area of the non-conforming use.

10. *Discontinuance of non-conforming uses.*—(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity it shall be allowed to be re-developed only for conforming use.

(iii) After a lapse of period fixed under clause 9, the land shall be allowed to be redeveloped or used only for conforming use.

*Density size and distribution of Plots.*—(i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of residential colony allowed under regulation 16, the colony density shall not exceed the limits as laid down below :—

For area upto 250	..	60
For area larger than 250 acres	..	45

**12. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUTS.—**

No permission for erection or re-erection of building on a plot shall be given unless.

- (i) The plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation 16 below.
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

**13. SITE COVERAGE AND HEIGHT OF BUILDING IN VARIOUS USES.—**

Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the Rules. In case of other categories, maximum site coverage, the floor area ratio shall, subject to architectural control, as may be imposed under Regulation 15, be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	33 $\frac{1}{3}$ per cent	150 per cent
(ii) Government Offices	25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within city and District centres	50 per cent if air-conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	50 per cent	125 per cent
(v) Ware housing	75 per cent	150 per cent

**14. BUILDING LINES IN FRONT SIDE AND REAR.—**

This shall be provided in accordance with rules 51, 52 and 53.

**15. ARCHITECTURAL CONTROL.—**

Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

**16. RELAXATIONS.—**

In the case of any land lying in rural zone, Government may relax the provisions of this development plan.—

- (a) For use and development of the land into residential or industrial colony, provided the coloniser had purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per rules.
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that :—
  - (i) The land was purchased prior to the material date.
  - (ii) The Government is satisfied that the seed of the industry is such that it cannot await alternative allotment in the proper zone.
  - (iii) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

- (iv) The owner of the land secures permission for, building as required, under the rules.

#### EXPLANATION.—

The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

#### 17. PROVISION OF FARM HOUSE OUTSIDE ABADI DEH IN RURAL ZONE.—

A farm house in rural zone outside abadi deh of village may be allowed subject to the following conditions :—

- (i) No farm houses shall be permitted within 1 KM of the urbanisable limit of any urban settlement as determined in the Development/Master Plans ;
- (ii) Farm Houses shall be permitted on the farms having not less than 2 hecets of area ;
- (iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hecets.	..	150 sq. mtrs.
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For every addl. 0.4 hecets.	..	15 sq. mtrs.
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(With maximum of 300 sq. mtrs.)

- (iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.
- (v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :—
  - (a) Where the road is bye-pass to shchedule road .. 100 mtrs.
  - (b) Where the road is bye-pass to schedule road .. 30 mtrs.
  - (c) Any other road .. 15 mtrs.

#### RELAXATION OF DEVELOPMENT PLAN.—

Government in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

#### APPENDIX 'A'

##### Residential Zone:

- (i) Residences
- (ii) Boarding Houses
- (iii) Social Community, religious and recreative building
- (iv) Public Utility buildings
- (v) Educational buildings, all types of schools and where necessary colleges
- (vi) Retail shops and restauradnts
- (vii) Health Institutions
- (viii) Commercial and professional offices
- (ix) Cinemas

As required for the local needs of major use and at sites earmarked for them in the a sector plan or in the approved layout plans of the colonies.

- (x) Local service industries
- (xi) Petrol filling stations and service garages
- (xii) Bus stands and bus stops
- (xiii) Tonga, taxi, scooter and rickshaw stands
- (xiv) Any other need ancillary to residential
- (xv) Nurseries, green houses

**Industrial (Light-cum-Medium Industry Zone) :**

- (i) Light and medium industry
- (ii) Local service industry
- (iii) Warehousing and storage
- (iv) Public utility buildings, community recreative and social buildings, retail shops
- (v) Parking, loading and un-loading areas
- (vi) Bus stops, taxi, tonga and rickshaw stands
- (vii) Petrol filling stations and service garages

As required for the local needs of major use and as per sites earmarked for them in the sector plan or in the approved layout plans of the colonies

**Commercial (City and District Centres) :**

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local service industry
- (vii) Civil, cultural, social and community buildings
- (viii) Local and Government offices
- (ix) Public utility buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiii) Fish and fruit and other wholesale markets
- (xiv) Any other use which Government in the public interest may decide

As per sites shown on the sector plans and zoning plans

**Educational Zone :**

Colleges or major educational institutions required for the town as a whole including all necessary uses incidental to such buildings set up by the Government or a Government undertaking or a public authority or a semi public organisation approved by the Government.



**Whole sale Marketing and Warehousing Zone :**

- (i) Wholesale markets, wholesale and retail shops and storages
  - (ii) Business offices and restaurants
  - (iii) Residences if located in the first or higher floors
  - (iv) Public utility buildings
  - (v) All necessary uses clearly incidental to above use including petrol filling station, service garages, truck stands etc.
- } As per sites shown on the sector plans and zoning plans

**Uses strictly prohibited :**

The following uses shall be strictly prohibited in this zone:—

Storage of petroleum and other inflammable material.

**Recreational Zone (Town Park) :**

- (i) Parks and playground, open air theatres and building and ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking area.
- (iii) Restaurants, shops for eatable in the areas i.e. parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticultural operation at approved places and for approved periods.

**Green Belt :**

- (i) Roads.
- (ii) Parks and Playgrounds.
- (iii) Agricultural and Horticultural sites at approved places and for approved periods.
- (iv) Petrol filling stations and service garages.
- (v) Parking spaces, bus stop/shelter, taxi, tonga and rickshaw stands.
- (vi) Nurseries.
- (vii) Land drainage, irrigation and electric and telephone wires, poles.
- (viii) Hydro-electric transmission lines and poles.
- (ix) Any other use which Government in public interest may decide.

**Railway reservations :**

All requirements of the Railway Department.

**Rural Zone :**

- (i) Agricultural, Horticultural, Dairy and Poultry farming.
- (ii) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (iii) Milk chilling stations and pasteurization plants.
- (iv) Bus and railway stations.

- 
- (v) Airports with necessary buildings.
  - (vi) Wireless.
  - (vii) Weather stations.
  - (viii) Land drainage, irrigation and hydro-electric works.
  - (ix) Hydro-electric transmission lines and poles.
  - (x) Cremation and burial grounds.
  - (xi) Mining and extractive operations including lime and brick-kilns, stone quarries, and crushing subject to rules and at approved sites provided that none of these operations are cited within 1,000 feet of the edge of any National, State or District Highway.
  - (xii) Petrol filling stations.
  - (xiii) Any other use which Government may in public interest decide.
  - (xiv) Grain Godowns/storage spaces at the site approved by the Director.

H. V. GOSWAMI, Commissioner & Secy.

## J I N D

## LEGEND

## EXISTING FEATURES

BOUNDARY OF THE CONTROLLED AREA  
 MUNICIPAL BOUNDARY / EXTENDED MUNICIPAL BOUNDARY  
 AREA WITHIN MUNICIPAL BOUNDARY  
 ROADS  
 REVENUE RASTAS  
 CANALS AND DISTRIBUTARY  
 VILLAGES  
 RAILWAY STATION AND RAILWAY LINE

## PROPOSALS

## RESIDENTIAL

RESIDENTIAL SECTOR

PROPOSED DENSITY

SECTOR NUMBERS

## CIVIL STATION

POLICE LINE AND JAIL

## INDUSTRIAL

LIGHT CUM MEDIUM INDUSTRY

## COMMERCIAL

CITY CENTRE

DISTRICT CENTRE

WHOLESALE MARKETING AND  
WARE HOUSING

## EDUCATIONAL

MAJOR INSTITUTIONS

## RECREATIONAL

TOWN PARK

GREEN BELT

## COMMUNICATION

RING ROAD

SECTOR ROADS

RURAL ZONE

DEVELOPMENT PLAN FOR THE  
CONTROLLED AREA AT JIND

SCALE - 1 INCH = 1330 FEET

OFFICE OF THE DIVISIONAL TOWN PLANNER JIND

DRG. NO. D.T.P.(J) 256/76. DATED 17-5-76

DRAWN BY

*R. Singh*

CHECKED BY

*M. Singh*

PLANNING ASSISTANT

ASST. TOWN PLANNER

CHIEF TOWN PLANNER

SENIOR TOWN PLANNER